

## **Advance Plans Committee: 2003-4 Comprehensive Plan Update**

Summary of Meeting #15  
7:30 am, November 4, 2004

### Attendance

*Committee Members:* Elizabeth Bishop, Morris Dunlap, Bob Hernandez, Bud Hentzen, Ron Marnell, John McKay

*MAPD staff:* Dave Barber, Scott Wadle, Jess McNeely, Stephen Banks

*Other:* Janet Miller (Historic Midtown Neighborhood Association)

### Discussion Summary

#### **1. Status of Midtown Neighborhood-Wide Rezoning Initiative:**

- ❑ Janet Miller and Jess McNeely gave the Committee an overview of the key rezoning changes being considered for the Midtown neighborhood. Further discussion is needed by the Midtown Rezoning Committee to determine the most appropriate rezoning approach (i.e. LC versus GC) for businesses on the Broadway and 13<sup>th</sup> Street corridors. An Overlay District approach is not considered at this time to be appropriate.
- ❑ Committee members asked whether an “opt-out” form could be sent with the final rezoning notice letters, to help clarify options for the property owner. Staff mentioned that this could easily be done.
- ❑ Committee members requested that a final map of the proposed rezoning be sent to them for view prior to the next Committee meeting scheduled for November 18<sup>th</sup>.

#### **2. 21<sup>st</sup> Street North Corridor Plan Update:**

- ❑ Dave Barber gave the Committee an update on the status of the Plan. Preliminary draft copies were circulated to the Committee members for their review. The Plan consultant has promised that a final draft of the Plan will be available on November 18<sup>th</sup>. Copies will be circulated to the MAPC on that date. Key changes contained in the November 18<sup>th</sup> final draft will be summarized for the benefit of the Advance Plans Committee.
- ❑ Some Committee members felt that the road improvements planned for west 21<sup>st</sup> Street should occur immediately, rather than later, so as to help stimulate new business activity along the 21<sup>st</sup> Street corridor.

#### **3. Comprehensive Plan Update:**

- ❑ An update of the 2030 Wichita and Small Cities Growth Areas Map was presented to the Committee. Stephen Banks will be meeting with key staff members from Valley Center and Sedgwick later in the day to resolve MAPD concerns regarding the size of their projected 2030 growth area, and associated floodplain areas. The results of that discussion will be discussed at the next Advance Plans Committee meeting on November 18<sup>th</sup>.
- ❑ Several proposed policy changes were also reviewed with the Committee members. Staff were requested to take a look at the phrase “properly treated gray water” to ensure that the language does not put proposed Strategies #2 and #4 in conflict with each other.

The Advance Plans Committee adjourned at 8:30 a.m. Next Committee meeting scheduled for 7:30 a.m., November 18<sup>th</sup>.